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CONFIDENTIAL

PROPOSED BUILDING FOR CIA RECORDS CENTER

Comparative cost estimate based upon known cost of Hanford Records Service Center, Richland, Washington.

Cost of Hanford Center	$ 152,426.39
Area	13,600 square feet
Cost per square foot	$ 11.20

Cost Differentials:

A. Hanford Center on level terrain; proposed [redacted] site has steep slope (11-12% average) 25X1A6d

Excavation (including possible rock)
Retaining walls, approaches, drainage
Dampproofing below grade

B. Hanford has air-conditioning system capable of maintaining office temperatures of 80° F. in summer and 70° in winter; storage area (91% of total air-conditioned space) temperatures of 85° in summer and 60° in winter. CIA Records Management Specialist requires 70° year 'round throughout the building, with 2° tolerance.

C. Hanford is heated from a central steam distribution plant; 25X1A6d [redacted] location would require its own heating plant.

D. Hanford has no vault within storage area (storage area itself may be regarded as a vault); estimate includes a small allowance for a 600 square foot vault.

E. Hanford built in 1950; nation-wide construction cost increase, 1950 - April 1953, is 14.3%.

[redacted] Information

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Assuming building area of 25,000 square feet inside dimensions, or 25,690 square feet, total @ $11.20 per square foot:

Basic Cost,	$ 287,280.00
Differentials, as outlined above,	
A. Excavation, fill, and compaction (no rock excavation included)	
3,000 C.Y. @ $1.50	4,500.00
Dampproofing, 4,800 square feet @ $.30	1,440.00
Approach work and drainage @ 3%	8,600.00
B. Air-conditioning, add 5%	14,350.00
C. Boiler plant @ 3%	8,600.00
D. Vault (20' x 30'), add 30 C.Y. concrete @ $8.00	240.00
	$ 325,010.00
E. Add 15%	48,750.00
*Total Estimated Construction Cost	$ 373,760.00
Plus 10% for Contingencies	37,370.00
	$ 411,130.00

Square foot cost (exclusive of contingency) $14.65

* Includes erection cost but not purchase cost of stacks.

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